

**Open Lands Board
Minutes – Meeting #14
November 20, 2008
7:00 p.m. to 9:00 p.m. at the County Commissioners Meeting Room**

I. Meeting Called to Order – Dan Walker –Chair, at 7:03 PM

A. Roll Call (See Attachment A, Roll Call Sheet)

Board Members:

Dan Dunagan – Present
Jim Ellingson –Present
Bobbie Roos- Present
Dan Kraft – Present
Gary Leese –Present
Alan Maki – Present
Kent Meyers –Present
Mike Moore- Present
John Ormiston – Present
Mike Pfliger – Present

Craig Siphers – Excused
Tim Tackes – Excused
Dan Walker – Present
Skip Kowlaski – Present
Les Rutledge- Present

Planning Staff

Danielle High
Vanessa Morrell
John Lavey
Jon Wickersham

B. Review and approval of Minutes – August 11, 2008 Meeting

- The minutes were approved with the corrections added.

C. Amendments to Agenda

- There were none.

D. Public comment – Items not on the agenda

- There were none.

II. Old Business

Dan Walker said that he would like to go over Board orientation. He asked Kent Meyers to give an over view of what was talked about.

Kent Meyers and Vanessa gave an update. They said that the training went well and that it would be useful for future training sessions.

A. Education and outreach planning report

Dan Walker stated that Mike Pflieger and himself did take on the project of developing an education plan (i.e. open house outreach materials, etc.) while keeping in contact with Vanessa via email and phone calls. The goal is to educate the Land Owners and the Conservation Land Trusts about how the process works and what landowners would need and what we could provide for them to protect their land with a conservation easement.

Dan Walker asked a few people to volunteer to be on the Education Outreach Committee and have them develop a plan and budget. He said that the plan does not have to be long and detailed. He asked

if there were any volunteers. The following people were appointed: Tim, Jim, Les, Craig, Mike M, Gary, Bobbie and John.

III. New Business

A. Summary of project review procedure

Dan Walker reviewed the project review procedure and a brief discussion followed.

B. Appointment of Technical and Conservation Subcommittee members

Dan Walker addressed that he would like to re-form the Conservation Committee. He said that he wanted to bring diversity to this committee and appointed the following people: Mike P as chair, Dan D, Dan K, and Skip. He said that he would take any volunteers that would like to be on this committee.

Alan Maki asked if he could be on this committee.

Dan Walker added Alan's name to the Conservation Committee. He addressed that the remaining Board members would be serving on an outreach committee with him and then sometime in the future would switch with the Conservation Committee.

B. Phase I review of Wood Ranch OLBP application

Dan Walker addressed the fact that he hoped that everyone had a chance to read over the proposal and to score the application process. He said that rather than going through the scores individually that he would like to give them all to Mike P on the Conservation Committee.

Vanessa addressed the fact that phase I is just to discuss the general merits of the project.

Mike P. asked Gavin if he would like to address anything or clear up any concerns.

Gavin of the Bitterroot Land Trust said that he wanted to clear up some concerns and questions about the deed restriction on Parcel 2. He said that the deed restriction does not protect the property in the long term. He said it does not limit structures without plumbing. (See application, page 2, item 2.)

Bruce stated that the fact that there is high groundwater is consistent with the fact that it is flood irrigated. He said that the deed restriction was not for the whole property and that there will be one existing house on parcel 2 and two new houses on parcel 3 to be potentially on this land. He stated that there would be no houses on Parcel 1.

Dan D asked how the land was appraised.

Bruce replied that the appraiser was familiar with appraising Conservation Easements and that he appraised the land what it would be worth before the easement and after the easement would be put in affect on the land.(Take down value)

Dan Walker moved the conversation into the wildlife criteria.

Gary, Dan D, Mike P, Skip, and John all said that the wildlife may have needed to have been scored higher. They all said that wildlife would be a big part of this area.

Gavin stated that he thinks that the area has more natural attributes there but when they are trying to be careful and conservative that we are not over stating what is there on the ground. He said that as far as other easements the best soils in the Bitterroot are in that area between Hamilton and Stevensville along Eastside Highway. He said that he has talked to surrounding neighbors and it sounds like there is a possibility that there might be more applicants interested in Conservation Easements in the future.

Dan Walker stated he wanted all of the score sheets and the project to be handed over to Mike P. with the Conservation Committee and for them to do a site inspection for the board. He recommended that the board combine phase II and phase III discussions at the next meeting.

Gary Leese made a motion that the board combine phase II and phase III together and that the board move on to these two phases for the next meeting.

Les second the motion

The vote was called; the Board voted unanimously (11-0) to move on to phase II and phase III at the next meeting.

IV. Ravalli Planning Staff: Updates and Report

A. Term expiration

Vanessa stated that there are a few Board Members (Mike P., Gary, Craig, and Dan K.) who have terms up this year and that if they would like to continue to be on the Board that they need to have their applications into the Commissioners Office by December 5, 2008.

B. OLBP tax implications

Vanessa gave some information on the tax implications of the bond.

V. Future meeting dates, proposed agenda items, and guest speakers

- **Next Scheduled Meeting –December 18, 2008 at 7:00 PM**

VI. Adjourn

- Dan adjourned the meeting at 9:12 PM.